

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 438

Case No. 84-11

August 16, 1984

On June 7, 1984 the District of Columbia Zoning Commission received a petition from various residents and owners of property near the intersection of 18th and Corcoran Streets, N.W. The petition requested the Commission to consider, on its own initiative, the rezoning of lots 815, and 817-821 in Square 134 from SP-1 to R-5-B located at 1612 - 18th Street and 1802-10 Corcoran Street, N.W., respectively. On June 11, 1984, at its regular monthly meeting, the Zoning Commission initiated action to consider the petition.

The R-5-B District permits matter-of-right medium density development of general residential uses including single-family dwellings, flats, and apartments to a maximum lot occupancy of sixty percent, a maximum floor area ratio (FAR) of 1.8 and a maximum height of sixty feet.

The SP-2 District permits matter-of-right medium/high density development including all kinds of residential uses, with limited offices for non-profit organizations, trade associations and professionals permitted as a special exception requiring approval of the Board of Zoning Adjustment (BZA) to a maximum height of ninety feet, a maximum FAR of 6.0 of which no more than 3.5 FAR may be devoted to other than residential uses, and a maximum lot occupancy of eighty percent for residential uses.

The petitioners, in part, requested the more-restrictive zoning to discourage potential zoning violators from locating professional offices in their residential neighborhood.

The District of Columbia Office of Planning, by preliminary report dated August 3, 1984 indicated that there was not enough merit to warrant a public hearing. The OP indicated that the Zoning Commission, by Z.C. Order No. 90 in Case No. 73-23 and Z.C. Order 282 in Case No. 76-24, considered the Comprehensive rezoning of the Dupont Circle area. The result of the Commission's actions in Case No. 76-24 was to rezone the subject properties from SP-2 to SP-1. The OP

believed that it was not the intention of the Commission to rezone the subject properties from SP-2 to R-5-B.

Advisory Neighborhood Commission - 2B did not comment on the subjectpetition.

The Commission is mindful of its actions in deciding Case No. 76-24 and the cooperative efforts that included the recommendations and the participation of the Dupont Coalition (the Dupont Circle Citizens Association, the ANC-2B, the Dupont Circle Property Owners Association, the Midway Civic Association, and the North Dupont Community Association).

By Z.C. Order No. 282, the Commission rezoned the subject properties and immediate area from SP-2 to SP-1 "... to insure the continued mixture of embassy, chancery, residential and office uses to reflect existing development, and to keep any new development to levels appropriate in scale to the existing development". The Commission does not believe that changes in that area have been significant enough to warrant giving further consideration to rezoning the properties in question. The Commission was not of the opinion to rezone the subject properties to R-5-B in 1979, nor is it of that opinion now.

Upon consideration, it is the opinion of the Commission that the subject petition lacks sufficient merit to be set down for hearing. Based on the foregoing reasons, the Commission therefore orders that the subject petition be DENIED without hearing.

Vote of the Commission taken at its public meeting of August 16, 1984: 4-0 (Lindsley Williams, George M. White, Maybelle T. Bennett, and Walter B. Lewis, to deny without hearing - John G. Parsons, not present not voting).



MAYBELLE T. BENNETT
Chairperson
Zoning Commission



STEVEN E. SHER
Executive Director
Zoning Secretariat